



IRVINE COMPANY

Where
Downtown
San Diego
Works Better



Wells Fargo Plaza • 101 West Broadway • 225 Broadway • 501 West Broadway • One America Plaza

All properties are offered for lease by Irvine Management Company, a licensed real estate broker CA DRE Lic #02041810.

Five World-Class Workplaces *One Incredible Partner*

Get the most out of working downtown with locally-based expert teams, experience-driven amenities, personalized care and a uniquely flexible leasing model that scales with your business.

Supported by Irvine Company's industry-leading financial strength and commitment to customer success, every square foot offers businesses more.



Wherever You Choose to Work Downtown, *Choose to Work With Irvine Company*

Elevated Customer Care

Our on-site teams anticipate your needs to brighten and simplify every day with high-touch, personalized service, including 24-hour staffed lobbies.

Space That Scales With You

Scale up or down easily across our downtown portfolio with the collaborative partnership of our trusted strategists with 40+ years of locally-grown expertise.

Save With Sustainability

Our water and energy efficiency sustainability measures are verified by Energy Star®, LEED®, UL and WELL and result in significant savings which are passed on directly to our customers.

Industry-Leading Owner

As long-term owners and planners, we draw on 150+ years of expertise to create workplaces that cultivate success, backed by the financial stability of Irvine Company.





All-Access Experiences

Irvine Company's dynamic collection of dining, conferencing and fitness amenities opens up a world of experiences with access to any of our downtown workplaces and beyond.

11 Dining Options

4 Meetings and Events Spaces

2 Private Fitness Centers

2 Outdoor Workspaces

Broadway Athletic and Swim Club

Workday Conveniences

Banking Services and ATM

Bike Storage

EV Charging Stations

Salon and Barber Shop

Secure Underground Parking



Flex+[®]

BY IRVINE COMPANY

Your business can have it all: the prestige and productivity of private downtown workspace with the agility that today's market demands.



Premium Private Suites

HQ-quality workspace designed to accommodate teams of 5 or more.



Move-In Ready

No upfront capital with available Herman Miller furniture.



Scalable Options

Lease terms starting at 6 months make it easy to scale across our portfolio.



Frictionless Experience

Concierge service keeps you focused on what matters.



Where Work & Life Meet

Surrounded by shopping, dining, hotels and abundant housing in the Gaslamp Quarter and the San Diego waterfront, with direct access to courthouses and municipal offices, our five centrally-located workplaces make working from the office worth it.

240+

Dining Options

40+

Hotels

98

Average
Workplace
Walk Score



WELLS FARGO PLAZA

Downtown Convenience, Outdoor Inspiration

Wells Fargo Plaza makes coming to work worth it for top talent who expect more from the office. The hospitality-inspired lounge and exclusive outdoor workspace energize collaboration under the sun, while sweeping waterfront views and a prestigious address in the thriving financial district elevate the everyday.



Wells Fargo Plaza

401 B Street

Height: 24 Floors

Size: 488,000 SF

Area: B Street & Fifth Avenue

Features

- Stunning views of downtown, San Diego Bay and Coronado Island
- 22,000 SF floor plate
- One of downtown's largest contiguous spaces available to lease
- 1.4/1,000 parking ratio with dedicated, secure underground parking and EV charging stations



Amenities

- Outdoor workspace features a range of seating options for working, dining and socializing
- Plaza Deli offers convenient breakfast and lunch options as well as catering services
- Hospitality-inspired lounge features contemporary furniture and communal tables
- KINETIC private fitness center provides resort-style locker room and group exercise suite
- Venue Meetings & Events Center features boardroom (seating capacity up to 12) and training room (seating capacity up to 35)
- On-site conveniences include bike storage and full-service banking and ATM



101 WEST BROADWAY

Ideal Location, Flexible Options

Ideally located with direct access to courthouses and municipal offices, 101 West Broadway transforms convenience for law and professional service firms of all sizes.



101 West Broadway

Height: 20 Floors

Size: 404,000 SF

Area: First Avenue and West Broadway

Features

- Ideally located with direct access to courthouses and municipal offices
- 20,000 SF floor plate
- One of Downtown San Diego's few remaining building-top signage opportunities
- 1.55/1,000 parking ratio with secure underground parking, EV charging stations and additional parking at the neighboring Horton Garage



Amenities

- Copa Vida offers artisan coffee and freshly made breakfast and lunch favorites
- Chipotle Mexican Grill offers fast, casual lunch
- KINETIC private fitness center provides top-of-the-line equipment and locker rooms
- Meeting and Event Space features 2 boardrooms (seating capacity up to 12 and 14) and training room (seating capacity up to 42)
- On-site conveniences include full-service banking and ATM, convenience store and bike racks
- Access to neighboring 225 Broadway with outdoor workspace, additional dining and everyday conveniences



225 BROADWAY

Impressively Convenient

Let the Gaslamp's lively energy inspire your next breakthrough. Attract top talent with floor-to-ceiling windows with panoramic views, open-air meeting spaces and a central location that places your teams within reach of downtown dining and entertainment.



225 Broadway

Height: 22 Floors

Size: 351,000 SF

Area: Second Avenue and Broadway

Features

- Designed by celebrated local architect Robert Mosher
- Highly-efficient, flexible, column-free 15,000 SF floor plates
- Floor-to-ceiling windows offer natural light and inspiring water views
- 1.57/1,000 parking ratio with secure underground parking, EV charging stations and additional parking at the neighboring Horton Garage



Amenities

- Panera Bread and Dunkin' offer fast-casual dining and al fresco seating
- Outdoor workspace with WiFi connectivity
- On-site conveniences include bike storage, bus stop and direct access to the Gaslamp District
- Access to neighboring 101 West Broadway with KINETIC private fitness center, meeting and event space, additional dining, retail and everyday conveniences





501 WEST BROADWAY

The Height of Excellence

Home to many of San Diego's most distinguished companies, this elevated workplace boasts the best of everything your workforce could possibly want. Panoramic waterfront views inspire creativity, while the elite Broadway Athletic and Swim Club optimizes your well-being at this distinctive address.



501 West Broadway

Height: 20 Floors

Size: 395,000 SF

Area: West Broadway & Columbia Street

Features

- Panoramic waterfront views
- Awe-inspiring arched entry, soaring atrium lobby and polished marble finishes
- 20,000 SF floor plate
- Adjacent to San Diego's main trolley station, Santa Fe Depot
- 1.9/1,000 parking ratio with dedicated, secure underground parking and EV charging stations



Amenities

- Matisse Bistro features fresh meals and locally baked European pastries
- Full-service salon and barber shop
- Broadway Athletic and Swim Club's unique offerings make it the definitive health club destination, including group fitness classes, personal training, rooftop pool, physical therapy and more, with exclusive rates for Irvine Company customers.
- Venue Meetings & Events Center features a pre-function lounge and two auditorium-style rooms (seating capacity up to 50 in each room) with stunning downtown views from the top floor
- On-site conveniences include full-service banking and ATM





ONE AMERICA PLAZA

The Flagship of Success

One America Plaza's iconic architecture exudes prestige even before entering its marble-wrapped four-story lobby. With a coveted location on the waterfront adjacent to Little Italy and panoramic city and waterfront views, its aesthetic and ambiance are as bold and memorable as the work your team is known for.



One America Plaza

600 West Broadway

Height: 34 Floors

Size: 625,000 SF

Area: West Broadway & Kettner Boulevard

Features

- Panoramic city and waterfront views
- Stunning four-story marble lobby and indoor waterfall
- 18,000-20,000 SF floor plate
- Direct access to San Diego's main trolley station, Santa Fe Depot
- 2/1,000 parking ratio with dedicated, secure underground parking, EV charging stations and additional parking at the neighboring Columbia Garage



Amenities

- Hidden Craft offers locally crafted brews and a food menu with a wide range of flavors
- Giovanni's Trattoria offers a variety of options, including pizza, pasta, salad and so much more
- Grab & Go Subs serves specialty sandwiches and salads made with only the finest ingredients
- Pressed Juicery features cold-pressed juices, plant-based soft serve and healthy snacks
- At Starbucks Coffee, indulge in a range of craft coffee, smoothies and a variety of tasty treats
- Meetings & Events Center features a conference room (seating capacity up to 70)



A Visionary Community Builder

With each property positioned at the top of its class, Irvine Company's portfolio includes:

550+ Office Buildings

150+ Apartment Communities

40+ Retail Centers

5 Marinas and 2 Golf Clubs

1 Premium Resort

Irvine Company is coastal California's premier real estate company, known for its commitment to long-term ownership, high standards of excellence and expertise in developing communities with an unmatched sense of place. Thoughtful master planning brings together resort-style living, dining, entertainment, retail, workplaces and open space preservation to create thriving communities for generations.

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